



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE  
REFER TO FILE: **PM-1**

July 18, 2002

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**SOUTHEAST JUDICIAL DISTRICT HUNTINGTON PARK COURTHOUSE-  
REPLACEMENT COURTROOM AND JURY ASSEMBLY ANNEX  
APPROVE REVISED PROJECT BUDGET  
APPROVE MITIGATED NEGATIVE DECLARATION  
APPROVE MITIGATION MONITORING PROGRAM  
SPECS. 5418; C.P.77304  
SUPERVISORIAL DISTRICT 1  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT  
YOUR BOARD:**

1. Approve the revised total project budget of \$1,740,000 for design, procurement, and installation of the Huntington Park Courthouse - Replacement Courtroom and Jury Assembly Annex project.
2. Consider the Mitigated Negative Declaration (Enclosure B) for the replacement courtroom and jury assembly annex at the Huntington Park Superior Court in the City of Huntington Park together with any comments received during the public review process, find that the project with the proposed mitigation measures will not have a significant effect on the environment, find that the Mitigated Negative Declaration reflects the independent judgment of the County, and approve the Mitigated Negative Declaration.

3. Adopt the Mitigation Monitoring and Reporting Program contained in Section 6 of the Mitigated Negative Declaration to ensure compliance with the project changes and conditions adopted to mitigate or avoid significant impacts on the environment.
4. Find that the project will have no adverse effect on wildlife resources as defined in Section 711.2 of the Fish and Game Code because the project is on urbanized land. Authorize Public Works to complete and file a Certificate of Fee Exemption for the project.
5. Approve and authorize the Director of Public Works to deliver the project.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On August 24, 1999, your Board approved Capital Project 77304 for constructing and furnishing a modular replacement courtroom, jury assembly annex, and a citation payment window. The citation payment window was completed by Job Order Contract on October 28, 2000.

On October 28, 1999, Public Works issued a Request for Statements of Qualifications to six firms for architect/engineer services for Huntington Park Courthouse - Replacement Courtroom and Jury Assembly Annex project. None of the firms responded by the November 17, 1999, deadline. Accordingly, the deadline was extended to December 8, 1999, and Henry Woo Architects, Inc., was selected to perform the scope of work.

On July 31, 2001, preliminary schematic plans and specifications were submitted by Henry Woo Architects. On October 4, 2001, the architect's revised construction cost estimate indicated a project budget deficit. Review by Public Works and the Chief Administrative Office determined that annex functions and program needs could not be reduced to meet the project budget. The revised project budget of \$1,740,000 is a \$200,000 increase from the budget previously approved by your Board and consists of increased construction, County, and miscellaneous costs. The construction cost increase of \$181,000, includes \$42,000 for the modular building and \$139,000 for fire, security, audio, data telecommunication equipment, and hydrant installation per Fire Department requirements. The project also includes \$19,000 for additional County project management services.

The project will be completed by Internal Services Department awarding a purchase order to Brandall Modular Inc., the Los Angeles County agreement vendor. The vendor will provide permitted plans; therefore, the architect/engineer services of Henry Woo Architect will no longer be required. The vendor will also perform the fabrication and installation of the modular building with associated site work including construction of two separate connecting corridors between the modular building and the existing courthouse building. We are currently proceeding with the purchase order for the modular building and connecting corridors. Installation of the building is expected to be complete by the end of February 2003.

The Mitigation Monitoring and Reporting Program will ensure compliance with environmental mitigation measures associated with the proposed project.

The Initial Study of Environmental Factors indicated that the proposed project with mitigation measures would not have a significant effect on the environment. In accordance with the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, a Mitigated Negative Declaration (Enclosure B) was prepared and circulated for public review and must be approved by your Board prior to the start of the installation contract.

### **Implementation of Strategic Plan Goals**

This action meets the County's Strategic Plan Goals of Service Excellence and Fiscal Responsibility since this construction project provides improved facilities to relieve current overcrowded conditions and increases the County's investment in public infrastructure.

### **FISCAL IMPACT/FINANCING**

The total estimated \$1,740,000 cost includes fabrication, installation, equipment, design, consultant fees, and County services to construct the modular building, ticket window, and connecting corridors. Sufficient appropriation has been included in the Fiscal Year 2002-03 Capital Project Budget to fund the revised project budget.

The Project Schedule and Budget Summary are included in Enclosure A.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Under the California Environmental Quality Act, any lead agency preparing a Mitigated Negative Declaration must provide a public notice within a reasonable period of time prior to certification of the Negative Declaration. To comply with this requirement, a Public Notice pursuant to Section 21092 of the Public Resources Code was published in *La Opinion* on November 27, 2001. Copies of the Mitigated Negative Declaration were sent to the Huntington Park Library, City of Huntington Park, and California Department of Transportation for public review.

## **ENVIRONMENTAL DOCUMENTATION**

On May 23, 2000, a contract was executed with ESA Environmental, Inc., for the preparation of an Initial Study/Mitigated Negative Declaration for the proposed work. The Mitigated Negative Declaration examined historical and other environmental construction issues and concluded that the project with the proposed mitigation measures will not have a significant effect on the environment. The Mitigated Negative Declaration was advertised and circulated through the State Clearinghouse for the minimum statutory time period.

No comments were received during the public review period, which was extended until December 26, 2001.

The project will have no significant effect on the environment with the incorporation of the mitigation measures defined in the Mitigation Monitoring and Reporting Program. Therefore, it is recommended that your Board approve the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program in accordance with CEQA and find that incorporating the mitigation measures described in the Mitigation Monitoring and Reporting Program will have no significant effect on the environment.

A fee must be paid to the State Department of Fish and Game when certain notices required by CEQA are filed with the County Clerk. The County is exempt from paying this fee when the Board finds that a project will have no impact on wildlife resources. The Initial Study of Environmental Factors concluded that there will be no adverse effects on wildlife resources because the project site is on urbanized land. No endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds) are known to exist on the project site; therefore, there is no potential for impacts on any endangered, threatened, or rare species or their habitat. Following approval of the Negative Declaration by your Board, Public Works will file a Certificate of Fee Exemption with the County Clerk. A \$25 handling fee will be paid to the County Clerk for processing. We will also file a Notice of Determination in accordance with the requirements of Section 21152(a) of the California Public Resources Code.

### **CONTRACTING PROCESS**

The fabrication and installation of the modular building will be procured as a purchase order contract through ISD.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The recommended action will not have an impact on current Huntington Park Courthouse services. The replacement courtroom and jury assembly annex will relieve current overcrowded conditions at the Huntington Park Court.

The Honorable Board of Supervisors  
July 18, 2002  
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**CONCLUSION**

Please return one adopted copy of this letter to the CAO (Capital Projects Division) and Public Works.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

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Enc.

cc: Auditor-Controller  
County Counsel  
Department of Public Social Services (GAIN Program)  
Internal Services Department

July 18, 2002

**ENCLOSURE A**

**SOUTHEAST JUDICIAL DISTRICT HUNTINGTON PARK COURTHOUSE-  
REPLACEMENT COURTROOM AND JURY ASSEMBLY ANNEX  
APPROVE REVISED PROJECT BUDGET  
APPROVE MITIGATED NEGATIVE DECLARATION  
APPROVE MITIGATION MONITORING PROGRAM**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Project Feasibility	10/23/00*
Design - Build	
Purchase Order	07/18/02
Performance Document Submittal	08/28/02
Jurisdictional Approval	10/09/02
Construction (Substantial Completion)	
(a) Citation Window	10/28/00*
(b) Courtroom and Jury Assembly Annex	03/19/03
(c) Acceptance of Project	06/19/03

\* Indicates completed activities

## II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget	Impact of this Action	Revised Project Budget
Land Acquisition	N/A		
Design-Build Contract			
(a) Citation Window Construction (Completed)	\$ 83,937		\$ 83,937
(b) Courtroom and Jury Assembly Construction	\$ 800,000	\$ 42,000	\$ 842,000
(c) Change Orders	\$ 80,000		\$ 80,000
Subtotal	\$ 963,937	\$ 42,000	\$1,005,937
Equipment (telecom/data, audio, security)	\$ 50,000	\$139,000	\$ 189,000
Plans and Specifications			
(a) Feasibility/Programing Study	\$ 23,980		\$ 23,980
(b) Design Services	\$ 98,510		\$ 98,510
Subtotal	\$ 122,490		\$ 122,490
Consultant Services	\$ 39,415		\$ 39,415
Miscellaneous Expenditures			
Furniture	\$ 44,000		\$ 44,000
Jurisdictional Review and Plan Check	\$ 13,500		\$ 13,500
County Services	\$ 306,658	\$ 19,000	\$ 325,658
<b>TOTAL</b>	<b>\$1,540,000</b>	<b>\$200,000</b>	<b>\$1,740,000</b>